



Holters

19A Kinsley Road, Knighton, LD7 1EA

Offers in the region of £219,950



Holters
Local Agent, National Exposure

19A Kinsley Road, Knighton, LD7 1EA

A detached, modern house offering 2 double bedrooms and 2 reception rooms. Available with no upward chain, 19A Kinsley Road is found on the edge of Knighton and has off road parking, a garage and low maintenance gardens.

Key Features

- Detached House
- 2 Double Bedrooms & 2 Reception Rooms
- Kitchen Diner
- Detached Garage
- Off Road Parking
- Low Maintenance Courtyard Garden
- 0.5 Miles from Town Centre
- Available with No Upward Chain
- Just 350 Yards to Railway Station
- Edge of Town Location, which Adjoins Woodland
- Close to Famous Offa's Dyke National Path

The Property

19A Kinsley Road is a modern, detached house found on the outskirts of the market town of Knighton (Tref-y-Clawdd) directly on the Welsh/English border within the picturesque Teme Valley.

Available with no upward chain, the property was built early 2000's and offers accommodation set over 2 floors. The ground floor is made up of a kitchen diner, a sizeable living room with fireplace and a light and airy rear conservatory. Stairs from the living room rise to the first floor, where there is a small landing area, 2 double bedrooms and a modern bathroom. Bedroom one also has built-in storage.

Located right on the very edge of Knighton and fronting onto Kinsley Wood, Kinsley Road is a popular lane which leads directly into the beautiful countryside surrounding the town and is conveniently found 0.5 miles from the

main high street and its many independently owned shops and facilities. A mere stones throw from the property are a number of walks including the famous Offa's Dyke National Path, the town's local rugby side (Tref-y-Clawdd RFC) and the railway station which services four trains a day in each direction from Monday to Saturday on the Heart of Wales Railway Line that runs between Shrewsbury and Swansea, along with two services on a Sunday. Kinsley Road is actually part of the Ancient Civil Parish Of Stowe in England, but does have a Welsh address.

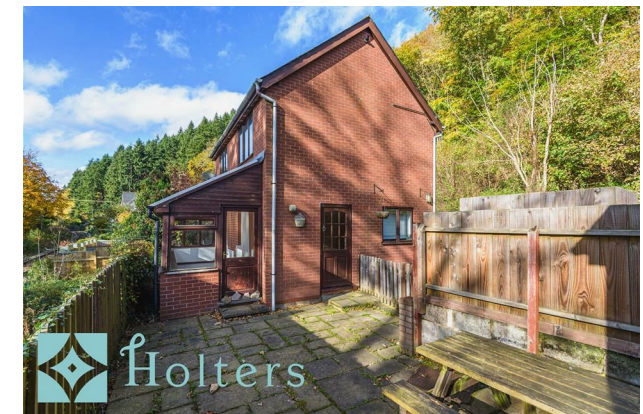
Outside, the property presents a low maintenance, south-facing, largely paved courtyard garden to the side of the property, while there are also well-defined fenced and walled boundaries. In addition, there is a detached garage with parking in front of for 2 vehicles.

The Location

19A Kinsley Road is found approximately 0.5 miles from the main street, which hosts a variety of local groceries, retail shops and family run businesses. Knighton offers a good amount of facilities and services including a butchers and a supermarket, a bakery, a nursery/primary school, a railway station, a post office, a builders merchants, regular bus routes, a selection of public houses, cafés and restaurants, a leisure centre/swimming pool, a livestock market and a variety of sports clubs including a golf course, rugby club and football club.

The town features a large community centre which has a strong volunteer network attached to it. The centre holds a monthly community market and in addition a number of charities, organisations and clubs use the centre for their activities. Still a thriving market town spearheaded by local organisations, Knighton is a peaceful town offering breath taking, picturesque scenery and fully accommodates the laid back, relaxed lifestyle that many potential purchasers will be looking for. Described as the 'The Gateway to Wales' this market town is situated on the English/Welsh border. Mostly in Powys, partly in Shropshire it lies on the River Teme and is surrounded by hills giving the traveller a glimpse of the more remote areas accessible nearby.

The town's Welsh name is Tref-Y-Clawdd meaning "Town on the Dyke". This is a reference to Offa's Dyke, which runs through the town, built by the Saxon King of Mercia to define his border with Wales. Every year hundreds of tourists and walkers visit the Dyke (which in its entirety runs from Prestatyn to Chepstow) and the Offa's Dyke Centre adding a real vibe to the town during the Spring, Summer and Autumn months. While here, other attractions that visitors to the town often call upon is the famous Space Guard Centre, which offers people the chance to view the wonders of the universe in a fun and understandable way while also raising public awareness of the threat of asteroid and comet impacts and the ways in which they can predict and prevent



them. Larger towns near to Knighton are the medieval market town of Ludlow, 18 miles East, and the Victorian Spa town Llandrindod Wells, 19 Miles South West. Both are easily accessible via road or rail links and offer further recreational, educational and leisure facilities.

Heating

The property has the benefit of gas fired central heating.

Services

We are informed the property is connected to all mains services.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band C. Charge for 2024/25 is £1,803.54

Nearest Towns/Cities

- Presteigne – Approximately 7 miles
- Kington - Approximately 12 miles
- Bishops Castle - Approximately 13 miles
- Llandrindod Wells - Approximately 19 miles
- Ludlow - Approximately 19 miles
- Newtown - Approximately 21 miles
- Builth Wells - Approximately 26 miles
- Hereford - Approximately 31 miles
- Shrewsbury - Approximately 38 miles

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of up to 50MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

What3Words

limo.vans.mute

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer’s identity. A company

called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

